

184.0

0007

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

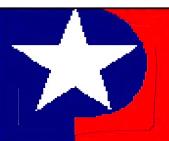
635,800 / 635,800

USE VALUE:

635,800 / 635,800

ASSESSED:

635,800 / 635,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CAMPBELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NOVELLO DANA	
Owner 2:	
Owner 3:	

Street 1: 6 CAMPBELL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NOVELLO EDWARD G & FRANCES -

Owner 2: TRUSTEES/NOVELLO TRUST -

Street 1: 6 CAMPBELL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,850 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 1665 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6850		Sq. Ft.	Site		0	70.	0.91	7									437,851						437,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										123976
										GIS Ref
										GIS Ref
										Insp Date
										07/10/18

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,100	5800	6,850.	437,900	635,800	635,800	Year End Roll	12/18/2019
2019	101	FV	178,300	5800	6,850.	437,900	622,000	622,000	Year End Roll	1/3/2019
2018	101	FV	193,800	5800	6,850.	369,000	568,600	568,600	Year End Roll	12/20/2017
2017	101	FV	193,800	5800	6,850.	337,800	537,400	537,400	Year End Roll	1/3/2017
2016	101	FV	193,800	5800	6,850.	287,700	487,300	487,300	Year End	1/4/2016
2015	101	FV	192,900	5800	6,850.	250,200	448,900	448,900	Year End Roll	12/11/2014
2014	101	FV	192,900	5800	6,850.	231,400	430,100	430,100	Year End Roll	12/16/2013
2013	101	FV	192,900	5800	6,850.	220,200	418,900	418,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOVELLO EDWARD	39121-477		5/9/2003	Family		No	No		
NOVELLO EDWARD	26474-286		7/5/1996			99	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2012	1441	Manual	5,000	C				
9/29/2008	1205	New Wind	11,212					

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Meas/Inspect	BS	Barbara S
4/30/2013	Info Fm Prmt	EMK	Ellen K
12/11/2008	Measured	163	PATRIOT
11/15/2008	Meas/Inspect	189	PATRIOT
12/29/1999	Meas/Inspect	263	PATRIOT
7/24/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SCUTTLE SINK IN BSMT.									
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 26 - Wood	20%			OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Fair												
Color: YELLOW				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1954	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G10	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	6	3					
Sec Int Wall:			%	Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	20%			Total:	31	%		Plumbing:									
Bsmnt Flr: 14 - Asphalt Tile				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 95.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.99792004													
Insulation: 2 - Typical				Adj \$ / SQ: 127.983													
Int vs Ext: S				Other Features: 73335													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 278457													
% Com Wall		% Sprinkled:		Depreciation: 86322													
				Depreciated Total: 192135													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: []																	
SPEC FEATURES/YARD ITEMS				Serial #:				Net Sketched Area:	2,491	Total:	205,122						
				Year:				Size Ad	1110	Gross Are	2491	FinArea	1665				
				Color:													
PARCEL ID 184.0-0007-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X24	A	AV	1954	20.21	T	40	101			5,800		5,800
More: N	Total Yard Items:	5,800		Total Special Features:					Total:			5,800					
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,110	50.870	56,469	BMT	100	RRM	50	C								
FFL	First Floor	1,110	127.980	142,061													
GAR	Garage	231	25.770	5,953													
WDK	Deck	40	15.970	639													
Net Sketched Area: 2,491				Total:	205,122												
Size Ad 1110				Gross Are	2491	FinArea	1665										
IMAGE																	
AssessPro Patriot Properties, Inc																	